



**CITY OF SUNNYVALE
REPORT
Planning Commission**

April 24, 2006

SUBJECT: **2006-0276 - American Brands Construction** [Applicant]:
Application on a 3,384 square-foot site located at **533
Anacapa Terrace** (near Morse Avenue) in an R-2/PD (Low-
Medium Density Residential/Planned Development) Zoning
District.

Motion Special Development Permit to allow a 176 square foot
prefabricated sunroom addition on an existing planned
development single-family home which results in 61% Floor
Area Ratio where all enlargements of the approved plan
require Planning Commission review per the original Special
Development Permit.

REPORT IN BRIEF

Existing Site Conditions Single Family Detached Subdivision

Surrounding Land Uses

North Single Family

South Single Family

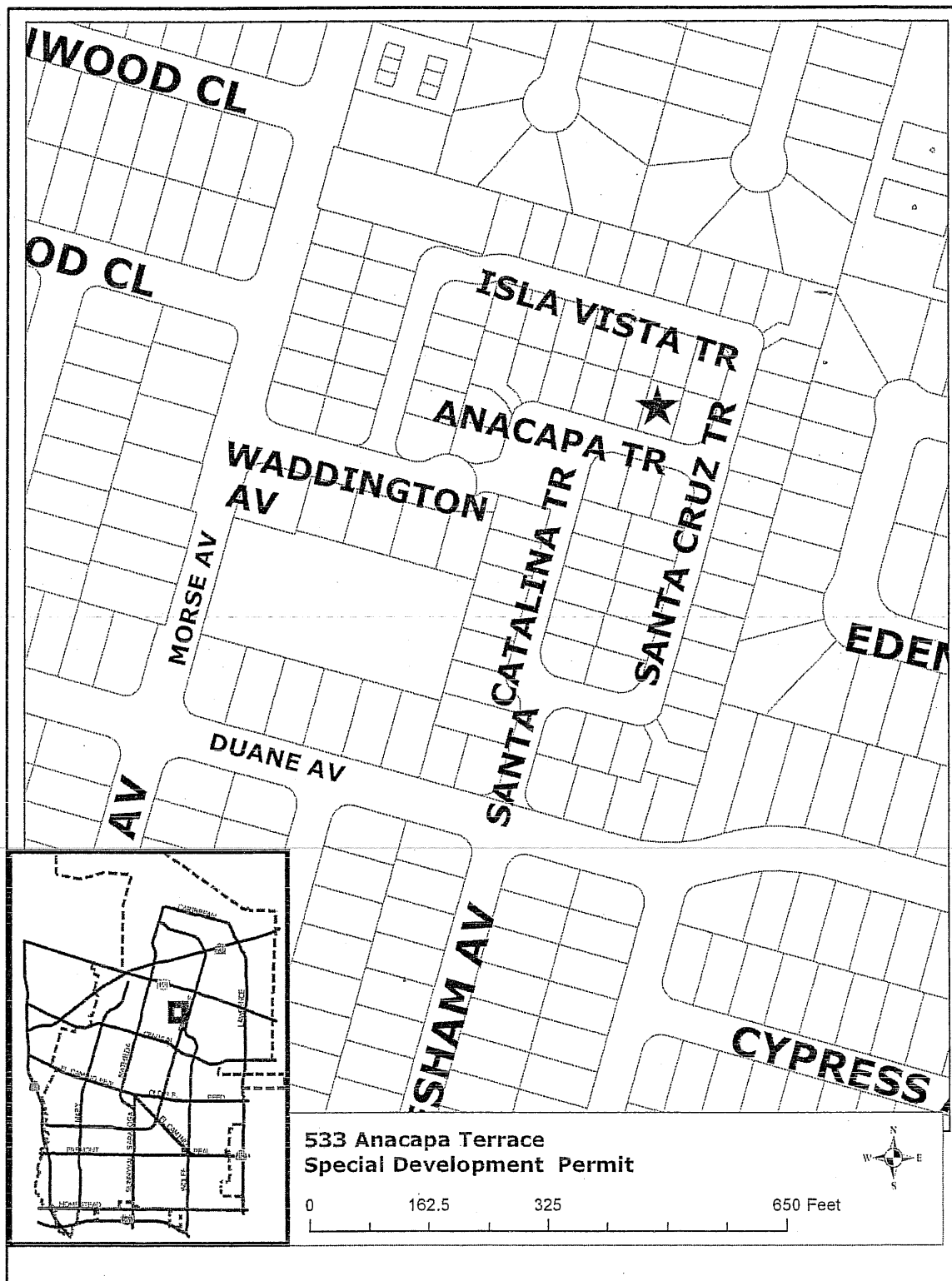
East Single Family

West Single Family

Issues Aesthetics, Open Space

Environmental Status A Class 1 Categorical Exemption relieves this project
from California Environmental Quality Act provisions
and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Medium Density	Same	Residential Medium Density
Zoning District	R-2/PD	Same	R-2/PD
Lot Size (s.f.)	3,384	Same	8,000 min.
Gross Floor Area (s.f.)	1881	2057	No max.
★ Lot Coverage (%)	Est 36.2%	41.5	40% max.
Floor Area Ratio (FAR)	55.5%	61%	45% max. without PC review
Height of Sunroom (ft.)	N/A	12'8"	30' max.
No. of Stories	2	2	2 max.
First Story Setbacks (First/Second Facing Property)			
*Second Story setbacks are not noted			
Front	17	Same	Per SDP
Left Side (at sunroom)	6'	6' (11')	6 Per SDP
Right Side (at sunroom)	4'	Same (18')	4 Per SDP
Rear	19	10'	10' Per SDP
Landscaping (sq. ft.)			
Total Landscaping	Approx. 1,300	Approx 1,125	850 min.
Useable Open Space (Rear Yard)	Approx. 930	Approx. 750	500 min.
Rear Yard Coverage	0%	18.7% (176 sq ft)	25% (235 sq ft)
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The proposed project is to allow a 176 square foot prefabricated sunroom addition at the rear of an existing home. All proposed additions required to have approval by the Planning Commission per the original Special Development Permit approved for this site's Planned Development and subdivision approval. Furthermore, the addition causes the home to exceed 45% Floor Area Ratio (F.A.R.), the municipal code threshold for Planning Commission design review. The addition would also result in 41% lot coverage where 40% is allowed in the R-2 Zoning District, therefore a deviation must be allowed to permit the addition. The lot coverage deviation is the only deviation requested in conjunction with this proposal.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1996-0062 (Nav-Air Site)	Planned Development of 85 single family detached homes	City Council/ Approved	2/27/1996

The Planned Development was approved with common deviations in side yard total setbacks, lot coverage, and lot sizes to facilitate the construction of small lot detached single-family homes. FAR was not restricted by the original development permit and at the time of original approval the FAR ranged from 37% to 57% depending on house plan and lot configuration. The original Special Development Permit (SDP) outlined conditions for accessory structure additions without Planning Commission review, however, the proposed sunroom is not a detached accessory structure and is considered an expansion of the existing home. Expansion of use is required by the original SDP to be reviewed by the Planning Commission. As a separate issue, CCRs govern the improvements of the site and the homeowner is required by the CCRs to have the Homeowners Association (HOA) review the design as well. A condition of approval for this permit requires the HOA to approve the plans prior to submitting for building permits.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. The Class 1 Categorical Exemption includes minor additions to existing homes.

Special Development Permit

Site Layout: The lot size is at the lower end of size range of those permitted by the original development at approximately 3400 square feet. A unique feature of the original development was that the standard lot configuration has an offset rear yard size by 2-3 feet for each yard, meaning some homes have slightly larger rear yards than others. This standard contributes to the smaller lot size of the subject site. The current home complies with the existing R-2 rear yard standards for the most part, with only a minor projection into the 20-foot rear yard.

The sunroom addition was reviewed in the context of the current R-2 setback and lot coverage standards. The proposed addition meets R-2 side and rear yard setbacks and is in compliance with the rear yard coverage allowance of 25% as well. However, a deviation to overall lot coverage of 41% is requested with the proposed design.

The following Guidelines were considered in analysis of the project site design.

Single Family Home Design Techniques (Site Layout)	Comments
<i>D. Where significant additions to existing homes are planned, it is generally better to place those additions at the rear of the house or at the side, if side yard setbacks allow.</i>	The sunroom is not a substantial sized addition and it will be located at the rear of the home and will not be visible from the public street. However, upon visiting the site the addition will be noticeable among the adjacent neighbors as viewed down the rear lot line corridor as the only addition of its type on the block.

Architecture: The sunroom would be mostly transparent within an enclosed area of paneled glass. Aluminum and concrete panels will also be incorporated. The roof of the sunroom will peak at approximately 12' and slope away from the home to a height of approximately 7 feet. The structure is a prefabricated system and does not keep with the architectural style of the existing stucco builder contemporary style of the home due to its roof type and materials. Staff has included additions to match exterior non-window finishes to the color of the existing home.

Landscaping: The site meets landscaping and useable open space standards for the R-2 Zoning District. No trees are proposed to be removed as part of this proposal.

Parking/Circulation: The site meets parking standards for single-family homes with two covered garage spaces and two uncovered driveway spaces.

Compliance with Development Standards/Guidelines: The proposed addition meets current R-2 development standards expect for overall lot coverage for a two-story home. Due to the minimal degree of overall deviation and the ability to meet other setback development standards as a one-story addition staff supports the overall lot coverage deviation. Approximately 60 square feet would have to be removed from the addition to comply with the estimated overall lot coverage for the site.

In regards to design guidelines, the addition meets regular development guidelines as a one-story rear addition. However, due to the PD nature of the subdivision the development pattern is tighter than regular subdivision due to the small lot sizes. Therefore the expansion of the homes on the small lots has a greater feel of encroachment and is likely to be more noticeable in this neighborhood than others, despite compliance with setback standards. Additionally, the type of proposed structure is prefabricated and is not completely in keeping with the architectural character of the existing home and subdivision. Staff has included conditions to match exterior finishes to that of the existing home.

Expected Impact on the Surroundings: One-story additions do not tend to impact privacy or enjoyment of other neighbors' property. An impact to character of an area may occur due to the enclosing of additional space. On standard lots this is again not a significant issue but in this case may have a slight impact on the feeling of openness for the rear yards of homes because of their small size. However, the design meets the minimum rear yard development standards applicable to the property .

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">Published in the <i>Sun</i> newspaperPosted on the site8 notices mailed to property owners and residents adjacent	<ul style="list-style-type: none">Posted on the City of Sunnyvale's WebsiteProvided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">Posted on the City's official notice bulletin boardCity of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

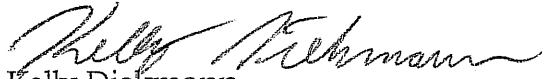
Alternatives

1. Approve the Special Development Permit with the attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

Recommendation

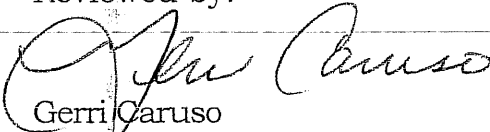
Alternative 1.

Prepared by:



Kelly Diekmann
Project Planner

Reviewed by:



Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings - Special Development Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element

Policy N1.4 – *Preserve and enhance the high quality character of residential neighborhoods.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale (*Finding Met*).

The project meets most development standards with the exception of lot coverage. Due to the small lot and relatively minor increase in floor area, staff finds that this deviation is not significant and the sunroom is compatible with the surroundings.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties (*Finding Met*).

The proposed addition is not visible from the street and is obstructed from view by an existing fence from neighboring properties. The addition meets relevant rear yard development standards.

Recommended Conditions of Approval - Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- C. Prior to the issuance of building permit for the addition, the applicant shall provide evidence of approval from the affected homeowners association that the sunroom meets CCR architectural review standards of the association.
- D. The exterior walls of the sunroom addition shall be treated to match the existing home.
- E. The sunroom shall not be converted to living space. No heater or air conditioning unit shall be installed within the new patio/recreation room.